

Design Review Board

June 6, 2018

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JUNE 6, 2018, AT 6:30 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Wednesday, June 6, 2018, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS:

Chairperson	Laura Jones	Present
Vice Chairperson	Aaron Midkiff	Present (arrived at 6:32)
Board Members	Mike Garvey	Excused
	Robyn Prud'homme-Bauer	Present
	Bill Snyder	Excused

STAFF:

Project Manager	Mike Gray
Senior Planner	Beth Escobar

OTHERS IN ATTENDANCE:

Jodie Filardo, Community & Economic Development Director
Michael Lindner, Clarkdale Resident
Steve Adelsman, Cottonwood Resident

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
2. **AGENDA ITEM: ROLL CALL:** Planning Manager Escobar called roll.
3. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes**.

No public comment.
4. **AGENDA ITEM: MINUTES:**
 - a. Consideration of the **Regular Meeting Minutes of April 4, 2018. Board Member Prud'homme-Bauer motioned to approve the Regular Meeting Minutes of April 4, 2018. Board Member Midkiff seconded the motion. The motion passed unanimously.**
 - b. Consideration of the **Town Council/DRB Joint Worksession Minutes of May 8, 2018. Board Member Prud'homme-Bauer motioned to approve the Joint Worksession Minutes of**

Design Review Board
June 6, 2018

April 4, 2018. Board Member Midkiff seconded the motion. The motion passed unanimously.

5. AGENDA ITEM: REPORTS:

Chairperson and Member Report:

Chair Jones reported Friends of the Verde River will be partnering with the Tilted Earth Festival June 23rd at Page Springs Cellars.

Board Member Prud'homme Bauer reported the first Block Party of the summer was a successful event. The next Block Party is scheduled for June 29th.

6. AGENDA ITEM: NEW BUSINESS:

- a. **WORKSESSION: DISCUSSION/POSSIBLE ACTION** with consideration of input from development professionals regarding the updated draft of sustainable multi-family development guidelines.

Project Manager Gray summarized the staff report:

Background:

Community Development staff met with three separate property owners in late 2017 who are considering developing multi-family residential projects in Clarkdale. To this end, Community Development was directed by the Design Review Board, at their December 6th meeting, to research and deliver information on sustainable approaches to multi-family housing.

Per Town of Clarkdale Zoning Code 11.1.4, Multi-family development requires design and site plan review.

Section 11-1 Purpose and Applicability of Design Review

(Amended by Resolution 1261 & Ordinance #310 on 5/13/08; Effective 6/13/08)

The purpose of Design Review is to review the exterior design of proposed new buildings, proposed alterations to buildings and major development or redevelopment projects which do not include new buildings within the Town of Clarkdale, in order to insure that new development or redevelopment is compatible with the surrounding environment, and to preserve and protect the integrity and character of the Town of Clarkdale.

A. This ordinance shall apply to new buildings and redevelopment as defined in this ordinance or the Town of Clarkdale Zoning Ordinance, except single family dwellings and accessory uses, and shall also apply to all public buildings and facilities. Structures (other than buildings), signs, landscaping, parking areas, public facilities and enclosures will be reviewed by the Design Review Board if a part of new building development or building redevelopment.

Design Review Board

June 6, 2018

The International Code Council (ICC) classifies multi-family development as commercial; therefore, these types of projects are subject to the design and site plan review requirements.

The guidelines as drafted will provide a tool to help guide new multi-family development.

The Board reviewed the first draft of the guidelines at their April 4, 2018 meeting.

The concept was reviewed by Town Council at the May 8, 2018 joint worksession with the Design Review Board. At this meeting Council directed DRB to develop draft guidelines.

Purpose

As a sustainable community, Clarkdale has adopted a variety of regulations and guidelines to encourage sustainable development. These include the Sustainability Element in the 2012 General Plan, the Town's adopted Vision, Mission and Guiding Principles, and the adopted Water Resources Management Plan.

The draft guidelines are designed to fold into these existing documents and to provide specific guidance for multi-family projects. These types of projects face unique design considerations, and by adopting guidelines specific to these types of projects, staff and the Design Review Board hope to increase the use of sustainable development practices.

Anticipated Results:

Staff recognizes the excellent energy efficiency of homes currently being built in the Town. However the Town of Clarkdale's Sustainability Values, adopted by Town Council in 2013, offer additional strategies that maximize the positive impacts of natural resources, allowing greater comfort with fewer materials and simpler mechanical systems. Three examples of these strategies are natural daylighting, water catchment and optimized site orientation to maximize solar heat gain in the winter, and minimize it in the summer. Use of these strategies is supported by the 2012 General Plan.

These three components provide the core for the draft guidelines for Sustainable Multi-Family Development (attached).

1. Water Use: General Plan Chapter 6, Water Resources
2. Ecological Design: General Plan Chapter 7, Environmental Planning
3. Sustainable Construction: General Plan Chapter 10, Housing

Public Participation Plan

Members of the development community, as well as the general public, have been invited to participate in the June 6th Design Review Board meeting. At this meeting, Chair Jones will invite the public to speak on the draft guidelines.

Next Steps:

Pending direction from the Board, the final draft guidelines will be presented to Town Council for adoption.

Summary:

Design Review Board

June 6, 2018

These guidelines are intended to provide a variety of concepts promoting innovative design. If approved, both Design Review Board and Community Development would use these guidelines as recommendations to inform multi-family designers and developers when reviewing their development applications. With the wide variety of options provided in the guidelines, staff anticipates each project coming forward should be able to incorporate one or several concepts without increasing the overall cost of the development.

Recommendation: Staff is asking that the Design Review Board provide direction on finalizing sustainable guidelines for multi-family development.

Project Manager Gray present the draft guidelines:

This document is a supplement to the 2012 General Plan and the Sustainability Values adopted by Town Council May 30, 2013. It provides guiding principles for multi-family development in the Town. Great value is placed on creative and innovative methods for meeting the principles of these guidelines.

The bold text immediately following each numbered topic refers to the Town of Clarkdale's General Plan, while the citations in parentheses refer to the Town of Clarkdale's Sustainability Values.

The goal is to reduce total cost of ownership, both for the owner and the environment, through implementation of the following approaches:

- 1. Water Use - General Plan Chapter 6, Water Resources: Objective 6.1.b. Policy #2 *"Look for alternatives to conventional water sources."*** The conventional source is groundwater. Surface water from the Verde River is not an alternative, nor should it be. This leaves rain water, which is good for much more than landscaping. With the right amount of catchment area, storage and conservation efforts, it is a completely viable alternative to pumping ground water. Some people in Arizona are using rainwater for all household uses – including drinking water¹.
 - a. Incorporate passive water harvesting for landscaping through the use of berms, swales, drywells, rain gardens etc. (page 1-Water Management, page 3- Landscaping Standards)
 - i. *Relative cost is low since this depends more on good design and placement of materials than equipment or containers.*
 - b. Consider selection of porous paving as an alternative to concrete and asphalt in parking areas, sidewalks etc.
 - i. *Initial cost is estimated slightly higher than concrete or asphalt, however porous and permeable paving reduces runoff, allows groundwater recharge and is not prone to cracking or water damage. One product has proven at least as durable as concrete over 15 years². Hence, total cost over the life of the surface is arguably much lower.*

¹Rainwater Harvesting Q&A video by AZ resident: <https://www.youtube.com/watch?v=P-e6oOyrQ04>

² Invisible Structures GravelPave2, installed at Milagro Cohousing, Tucson, AZ in 2003 and has required little if any maintenance. Source member of Milagro Cohousing

Design Review Board

June 6, 2018

- c. Consider active water harvesting and storage (page 1-Water Management, page 3-Landscaping Standards) Note: Using this strategy to water grass or other non-native species is strongly discouraged.
 - i. *Depending on the size of the system, the up-front, one-time equipment investment is higher than paying current water rate, however rates may increase as water in the desert southwest becomes more expensive to deliver to customers. The more important point relates to our local ecology and the fact that harvesting rainwater will reduce the impact to both ground and surface water, since the two are often connected. This strategy not only protects ground and surface water as a kind of savings account, it also improves the surrounding environment and soil. In the long term this can also reduce monthly water bills.*
 - d. Consider greywater for irrigating landscaping (page 1-Water Management)
 - i. *Relative cost is low, but success is dependent on use of appropriate cleaning products. In a tenant situation, this solution is not recommended because there is no way to ensure use of non-harmful cleaning products.*
 - e. Preserve existing plants where possible and plant symbiotic groupings of native species (page 1-Siting, page 2-Design Principles, page 3-Landscaping Standards)
 - i. *Cost is low since these plants are common to the area, they have a higher rate of survival, and their demand for water is low.*
 - f. Incorporate EPA WaterSense best practices into domestic and landscaping usages if any.
 - i. *The cost of internal fixtures is similar to unrated fixtures.*
- 2. Ecological Design - General Plan Chapter 7, Environmental Planning: “...consider energy efficient designs incorporating solar and natural climatic principles, such as site orientation and use of local materials.”**
- a. Minimize impact to land, open space, plants and wildlife by retaining existing vegetation and preserving wildlife corridors (page 1-Siting, page 2-Design Principles, page 3-Landscaping Standards)
 - i. *Cost is low—Simple design considerations and care during the design process incur little expense.*
 - b. Design for natural lighting during daylight hours (page 1-Siting, page 2-Green Building & Design Principles, page 3-Construction – 1. Energy Efficiency, 2. Indoor Environmental Quality, 6. Passive solar includes lighting). LEED (Leadership in Energy and Environmental Design) has standards for daylighting, and numerous studies extoll the benefits to human health and productivity associated with natural lighting³.
 - i. *Cost is low – Simple design considerations such as placement of windows and reflective surfaces which, when placed correctly, can shade interior surfaces from direct sunlight while reflecting useful light deeper into the building.*
- 3. Sustainable Construction - General Plan Chapter 10, Housing Objective: 10.2.c. “Encourage Sustainability and green building in the Town’s development ordinances.”** There is more to green building than energy efficiency.

³ National Renewable Energy Laboratory study (<https://www.nrel.gov/docs/fy02osti/30769.pdf>) provides more detailed information on many of these concepts.

Design Review Board

June 6, 2018

- a. Design in cooperation with natural features that are unique to each site (page 1-Siting, page 2-Green building)
 - i. *Cost is low – Build to take advantage of topography, slope aspect (direction the slope is facing) and seasonal weather patterns to allow for increased comfort as well as the use of lower capacity mechanical systems.*
- b. Consider passive solar design with thermal mass & insulation (page 1-Siting, page 2-Green building) – This strategy is enhanced by use of properly oriented glass for heating, and shade for cooling.
 - i. *Although the initial cost of high-mass construction (concrete, adobe, earthen soil cement etc.) may be higher than ordinary construction, the total cost of ownership is low. When correctly designed and oriented, this strategy provides extremely high energy efficiency – even an opportunity for energy independence. Combined with other long-term benefits like durability, low maintenance, and comfort, this is a strong recommendation.*
- c. Design for appropriate shading (page 2-Green Building & Design Principles, page 3-Construction)
 - i. *Cost is low – This entails simple design considerations like strategic placement and selection of shade-trees and other structures.*
- d. Design for natural ventilation in cooperation with building science phenomena (stack effect) – (page 1-Siting, page 2-Green Building & Design Principles, page 3-Construction)
 - i. *Cost is low – This entails simple design considerations like opposing high & low windows and use of other passive methods for cooling.*
- e. Smaller spaces with open floor plans require fewer materials and are hence less expensive to build and much easier to heat, cool, ventilate and illuminate passively than larger spaces.
- f. As much as possible, design and build with low toxicity materials & finishes by minimizing the use of Volatile Organic Compounds (VOCs), formaldehydes etc. (page 2-Green Building & Design Principles, page 3-Construction)
 - i. *Cost is low – Alternative materials and finishes are readily available and similarly priced.*

Board Discussion:

- Board member Prud'homme-Bauer asked about developer feedback. Staff report that although invitations had been sent to the local development community and a press release was published no input has been received.
- Chair Jones stated she would like to emphasize guideline 1.e regarding preserving existing vegetation.
- Board member Prud'homme-Bauer stated we don't want to retain invasive plants on-site.
- Chair Jones remarked on the cost of permeable surfaces at 10-15 percent higher than asphalt surfaces. Project Manager Gray stated the initial costs are higher but maintenance expenses are less over the life of the product.
- The Board discussed the advantage of permeable surfaces, specifically when used on properties with existing drainage issues.
- Vice-chair Midkiff stated commercial and multi-family projects will have a civil engineer involved in the design and it will be good to provide these guidelines upfront.
- Board Member Prud'homme-Bauer stated she was pleased with the guidelines; they hit the highpoints of what is doable and reflect the discussion to date.

Design Review Board
June 6, 2018

Public Comment

b. **Public Comment:** The Chair opened the discussion to the public.

- Steve Adelsman, Cottonwood resident, stated he is very impressed with the work being done to develop these guidelines. Mr. Adelsman encouraged Clarkdale to promote the guidelines in ways that catch attention so to build momentum for the sustainable concepts.

There was no further public comment.

Board Action: Board Member Prud'homme-Bauer motioned to move the guidelines forward to Town Council for review after first removing the reference to grey water and conducting a second attempt to receive input from the development community. Vice-Chair Midkiff seconded the motion. The motion passed unanimously.

7. FUTURE AGENDA ITEMS:

Planning Manager Escobar informed the Board that there will be two applications to be reviewed at their July 5th meeting:

- Public Hearing for a site plan and design review of the park at Track F in the Crossroads at Mingus Subdivision.
- Design Review for Bodega Pierce, a new wine tasting room at 1341 SR 89A.

8. ADJOURNMENT: Board Member Prud'homme Bauer motioned to adjourn the meeting. Vice-Chair Midkiff seconded the motion. The motion passed unanimously. The meeting adjourned at 7:05 p.m.

APPROVED BY:



Chairperson
Laura Jones

SUBMITTED BY:



Planning Manager
Beth Escobar

